



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Request by San Joaquin Warehouse Company, 6161 East Highway 12 for City Water Service

MEETING DATE: July 17, 1991

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council discuss and take appropriate action.

BACKGROUND INFORMATION: The City of Lodi received the attached letter from San Joaquin Warehouse Company (formerly Roma Winery) dated May 15, 1991 requesting permanent domestic water service (see attached Exhibit A).

The City Code reads as follows with respect to providing waier service outside the City limits:

13.08-020 Rates outside city.

The city will not normally serve water outside the city limits. In those cases where it is authorized by the city council, the rates shall be established by resolution of the city council. (Ord. 1333 § 1(9)(I), 1984; prior code § 26-2)

The above City Code section requires that the City Council authorize any serv ce outside the City limits.

In 1948, the City of Lodi, as part of its negotiations for purchasing sites for old Well 10 and 11 (both of which are now abandoned) and the easement for the interconnecting 14" and 12" mains, entered into agreements with Roma, East-Side, and Guild Wineries indicating that the City would provide standby fire protection. These wineries have been paying for standby City water for fire protection since 1948. These agreements also had provisions for the City providing them with "surplus water" for industrial and domestic uses. The request by San Joaquin Warehouse Company (SJWC) for industrial and domestic water is for a standard City water service and not for surplus water.

The City of Lodi is presently serving the following parcels outside the City with standard City water service. These parcels, along with SJWC, are outside the existing City limits but are all within our 2007 Planning Limits of the newly adopted General Plan.

APPROVED: _____


THOMAS A. PETERSON
City Manager



CC-1

San Joaquin Warehouse Company

July 17, 1991

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	<u>Type of Service</u>
All State Packers, Inc.	Metered
6011 East Pine Street	
Residence	Flat Rate
6051 East Pine Street	
Residence	Flat Rate
6093 East Pine Street	
Nazarene Church	Metered
1207 East Highway 12 (Kettleman Lane)	


It is strongly recommended that the City does not serve "surplus water". The City does not want to be in a position where it has to make a determination to shut a customer's water off because there is no longer surplus water. Therefore, if we're going to serve water outside the City limits, it should be a standard water service. SMC has a number of industrial uses on their site, all of which would be considered dry industry with water only being used for sanitary purposes. Serving SMC with City water should be conditioned upon the following requirements:

1. That SMC agree to all applicable conditions of the Lodi City Code related to water service, cross connections, water conservation, etc.
2. That SMC pay the established outside City water rate.
3. That SMC pay the impact mitigation fee for water which the City Council will be approving in August of 1991. This fee will be approximately \$1,400 per acre as shown on the draft fee schedule attached as Exhibit B. The City's last three annexations of commercial property have agreed to pay the future impact fees. The only impact fee applicable to this request would be the water impact fee.
4. That SMC enter into a letter-type agreement covering the above items together with a statement not to protest future annexation. Agreements with existing water users outside the City limits have included a statement that reads as follows:

"The undersigned do hereby agree that, in the event that the property owned by the Undersigned and served by this subject water service is included in any petition for annexation to the City, the undersigned will agree to said annexation proceedings and will not file an objection to same."

On June 25, 1991, the City met with SMC, East-Side Winery and All State Packers to discuss the pros and cons of annexation. SMC is presently interested in annexation, however, they cannot annex without East-Side Winery also annexing.

FUNDING: Not applicable.


Jack A. Ronsko
Public Works Director

Attachments

cc: City Attorney
San Joaquin Warehouse Company

CWATER4/TXTW.02M (CO. COM)

July 9, 1991

San Joaquin Warehouse Company

Exhibit A

P.O. Box 728
Lodi, CA 95241
(209)334-4164

May 15, 1991

Mr. Jack Ronsco
City of Lodi
Director Of Public Works
P.O. Box 3006
Lodi, CA 95241

RECEIVED

MAY 24 1991



CITY OF LODI
PUBLIC WORKS DEPARTMENT

RE: Water Service

Mr. Ronsco:

Over the past several years the City of Lodi has provided San Joaquin Warehouse Company with water for it's backup fire system.

In light of current requests from the city for our company to provide a new backflow device at our connection to your service, it would seem to be an appropriate time to request water service for the whole facility. Currently our water is provided by private wells. San Joaquin Warehouse is no longer using large quantities of water as in years past when the winery was in operation. The facility basically needs water for sanitary facilities and human consumption.

I would like this letter to serve as formal application for water service from the City of Lodi.

I am looking forward to working with you in this regard in the near future.

Sincerely,

David C. Sproul
Manager-San Joaquin Warehouse Co.



CITY OF LODI

PUBLIC WORKS DEPARTMENT

1991 Fee and Service Charge Schedule

Development Impact Mitigation Fees

Revised Draft -
6/20/91

RAE = Residential Acre Equivalent

Land Use Category	Total Fee per Acre	Water RAE	Water Fee/Acre	Sewer RAE	Sewer Fee/Acre	Storm Drainage RAE	Storm Drainage Fee/Acre	Streets RAE	Streets Fee/Acre
Residential									
Low Density	\$39,160	1.00	\$5,500	1.00	\$1,080	1.00	\$7,380	1.00	\$5,380
Medium Density	\$59,820	1.96	\$10,780	1.96	\$2,120	1.00	\$7,380	1.96	\$10,540
High Density	\$105,200	3.49	\$19,200	3.49	\$3,770	1.00	\$7,380	3.05	\$16,410
East Side Residential	\$41,130	1.00	\$5,500	1.00	\$1,080	1.00	\$7,380	1.00	\$5,380
Planned Low Density	\$39,160	1.00	\$5,500	1.00	\$1,080	1.00	\$7,380	1.00	\$5,380
Planned Med. Density	\$59,820	1.96	\$10,780	1.96	\$2,120	1.00	\$7,380	1.96	\$10,540
Planned High Density	\$105,200	3.49	\$19,200	3.49	\$3,770	1.00	\$7,380	3.05	\$16,410
Commercial									
Neighborhood	\$40,280	0.64	\$3,520	0.94	\$1,020	1.33	\$9,820	1.90	\$10,220
General	\$48,270	0.64	\$3,520	0.94	\$1,020	1.33	\$9,820	3.82	\$20,550
Downtown	\$40,280	0.64	\$3,520	0.94	\$1,020	1.33	\$9,820	1.90	\$10,220
Office	\$53,530	0.64	\$3,520	0.94	\$1,020	1.33	\$9,820	3.27	\$17,590
Industrial									
Light	\$29,930	0.26	\$1,430	0.42	\$450	1.33	\$9,820	2.00	\$10,760
Heavy	\$28,870	0.26	\$1,430	0.42	\$450	1.33	\$9,820	1.27	\$6,830

		Police RAE	Police Fee/Acre	Fire RAE	Fire Fee/Acre	Parks & Recreation RAE	Parks & Recreation Fee/Acre	General City RAE	General City Fee/Acre
Residential									
Low Density		1.00	\$1,130	1.00	\$510	1.00	\$11,810	1.00	\$6,370
Medium Density		1.77	\$2,000	1.96	\$1,000	1.43	\$16,890	1.43	\$9,110
High Density		4.72	\$5,330	4.32	\$2,200	2.80	\$33,070	2.80	\$17,840
East Side Residential		1.09	\$1,230	1.10	\$560	1.10	\$12,990	1.10	\$7,010
Planned Low Density		1.00	\$1,130	1.00	\$510	1.00	\$11,810	1.00	\$6,370
Planned Med. Density		1.77	\$2,000	1.96	\$1,000	1.43	\$16,890	1.43	\$9,110
Planned High Density		4.72	\$5,330	4.32	\$2,200	2.80	\$33,070	2.80	\$17,840
Commercial									
Neighborhood		4.28	\$4,840	2.77	\$1,410	0.32	\$3,780	0.89	\$5,670
General		2.59	\$2,930	1.93	\$980	0.32	\$3,780	0.89	\$5,870
Downtown		4.28	\$4,840	2.77	\$1,410	0.32	\$3,780	0.89	\$5,070
Office		3.72	\$4,200	2.46	\$1,250	0.54	\$6,380	1.53	\$9,750
Industrial									
Light		0.30	\$340	0.64	\$330	0.23	\$2,720	0.64	\$4,080
Heavy		0.19	\$210	0.61	\$310	0.33	\$3,900	0.93	\$5,920

See Note 4.

Reference: LMC §15.64.xxx & Resolution 91-xxx

Notes

1. This schedule is a summary only; refer to the reference cited for details of applicability and interpretations.
2. LMC = Lodi Municipal Code; PWD = Public Works Department
3. Fees must be paid before work is scheduled or applicable Map/Permit issued.
4. Special area assessments or charges required by reimbursement agreements are not included in this summary.

Approved: Jack L. Ronsko, Public Works Director

Date